



CORPORATION OF THE CITY OF NEW WESTMINSTER

## COUNCIL IN COMMITTEE OF THE WHOLE

January 12, 2009 3:11 p.m.  
Committee Room 2, City Hall

### MINUTES

#### PRESENT:

Councillor Lorrie Williams – Acting Mayor  
Mayor Wayne Wright (joined the meeting at 3:25 p.m.)  
Councillor Jonathan Cote (joined the meeting at 4:21 p.m. via conference call)  
Councillor Bill Harper  
Councillor Bob Osterman  
Councillor Jaimie McEvoy  
Councillor Betty McIntosh

#### STAFF:

Mr. Paul Daminato	- City Administrator
Ms. Judi Turner	- Acting Corporate Officer
Ms. Lisa Spitale	- Director of Development Services
Mr. Jim Lowrie	- Director of Engineering Services
Mr. Gary Holowatiuk	- Director of Finance and Information Technology
Mr. Dean Gibson	- Director of Parks and Recreation
Ms. Raman Grewal	- Committee Clerk

As Acting Mayor, Council Lorrie Williams called the Committee of the Whole to order at 3:11 p.m.

#### ADDITIONS TO AGENDA

#### MOVED and SECONDED

*THAT the agenda be adopted with the following additions:*

- Lower Mainland Treaty Advisory Committee (added as Item 15)
- Property Assessment (added as Item 16)

**CARRIED.**

All members of Committee present voted in favour of the motion.

## REPORTS FOR ACTION

### Police Services

4. [The Purchase of 100 Chemical, Biological, Radiation and Nuclear \(CBRN\) Masks for Police Service Personnel.](#)

(January 12, 2009, report requesting approval to purchase 100 Chemical Biological, Radiation and Nuclear Masks for New Westminster Police Service personnel)

Members were interested in receiving information about the life expectancy of the CBRM masks and in seeing a sample.

**MOVED and SECONDED**

*THAT consideration of the January 12, 2009, report from Police Services, requesting approval to purchase 100 Chemical Biological, Radiation and Nuclear Masks for New Westminster Police Service personnel, be tabled to later in the meeting to permit receipt of further information.*

**CARRIED.**

All members of Committee present voted in favour of the motion.

(See below after Item 7 for further action on this item).

### Director of Development Services

5. [Development Variance Permit No. 492 for 501 Sixth Street](#)

(January 12, 2009, report regarding an application to vary the requirements of the Sign Bylaw)

Lynn Roxburgh, Planning Assistant 2, responded to questions regarding the proposed signage.

**\*\* MOVED and SECONDED and CARRIED, this Committee recommends**

*THAT Council give notice that it will consider a resolution to issue Development Variance Permit 492 for 501 Sixth Street to allow:*

- i) three additional fascia signs to be mounted on the Sixth Street facade for business that do not have Sixth Street Frontage; and*
- ii) an under canopy sign that is mounted parallel to the wall and has an area of 32.9 square feet (3.1square meters) and a vertical dimensions of 17 feet (5.2 metres).*

**CARRIED.**

All members of Committee present voted in favour of the motion.

6. **320 Arbutus Street – Proposal to Resolve Issues**

(January 12, 2009, report regarding a proposal to resolve issues – reviewed by Director)

The Director advised that Roberta Martell was present and has been working with staff on a plan to achieve resolution of the various issues relating to 320 Arbutus Street. Ms. Martell's proposal was submitted to Council with the staff report.

Ms. Roberta Martell made the following comments:

- Mott Electrical finished some of the interior work; is waiting for a certificate from BC Safety Authority
- The work has been well done
- Head room in the attic is low
- Floor joists have been reinforced with two by sixes
- Will have a profession engineer certify the work
- Wants to get the non-cost items resolved with the City before paying for an engineer, etc.
- Asked that the building be made a heritage building
- Asked to deal with the floor space ratio matter by transfer FSR into the upstairs
- Gas works were done by a professional gas fitter
- Ms. Laurie Martell built with an eye to the streetscape
- 316 and 318 Arbutus have the same head room head as was installed at 320 yet there have been no bylaw enforcement visits to those homes to require compliance
- the proposal is not to dig out the basement and not to remove the stairs but to keep the existing structure
- a structural engineer will be hired to ensure the house is safe.

During discussion, members made the following comments:

- Obtain legal documentation confirming that Roberta Martell represents Laurie Martell (Ms. R. Martell agreed to obtain this documentation)
- Digging out the basement and making it livable will solve the FSR issue and preserve the precinct of three heritage houses
- Will Code deficiencies be addressed.

Frank Durante, Manager of Building Inspections, advised the following:

- Ms. L. Martell advised that she had an electrical permit but this has not been provided to the City

Mayor Wayne Wright joined the meeting at 3:25 p.m. (Councillor Williams continued as the Chair).

Council comments continued:

- Would it be simpler to obtain structural engineer input first and report to Council
- Is it possible to go with alternative solutions
- Can the attic only be used for storage and not human habitation.

Mr. Durante's comments and responses continued:

- The walls and roof need to be opened up to permit inspection
- The low head room in the attic means it is not a livable space
- He has a concern with fire and Fire Services not being able to enter the space
- Issues are structural livability and life safety and determining that new construction complies with Code
- Construction is compliant with existing building although not to Code
- Alternative solutions are for space that is being used for purposes that originally existed; in this case, the owner altered three quarters of the roof; therefore, the clause cannot be used
- The attic space would never have been approved for living space at the new-built height
- Because Ms. Martell made alterations, the building has to conform to the new Code
- Would have to raise the whole roof 1.5' throughout (with a flat roof) for it to comply
- Statements can be made that the attic will be used only for storage, but this is not the desire of Ms. L. Martell

Julie MacDonald, Heritage and Community Planner, made the following comments:

- Alternative compliance methods (instead of Code) only applies to recognized heritage buildings, and this has not happened as yet.

Further discussion on this matter continued following Item 3.

## **PRESENTATIONS**

### **1. Pattullo Corridor Study – Translink Presentation - Susan Hollingshead**

Delegates: Fred Cummings, Vice President Major Construction Projects, Susan Hollingshead, Acting Manager, Road and Infrastructure Planning, and Helen Cook, Program Manager, Road and Infrastructure Planning

Susan Hollingshead of TransLink circulated her notes (which will be added to the agenda package) and presented the Pattullo Corridor Study. During discussion, members made the following comments:

- Concerned with these long range plans
- Need to change the flow of traffic in New Westminster which is already congested; need mechanisms to address this; options 1 and 2 will increase traffic
- Option 4 may be the best proposal and would benefit New Westminster
- Four lanes proposed for Pattullo is not planning for 100 years; 6 or 8 lanes are needed
- Is this the best proposal for traffic design for the whole region
- What will be the impact on heritage properties (the delegate agreed to provide information to Council through staff with details on impacts)
- Option 3 has an access route that cuts into New Westminster residential areas yet is defined as a preferred option (the delegate agreed to look at impacts on residential, commercial and industrial properties).

## REPORTS FOR ACTION

### Director of Engineering

#### 2. [Patullo Corridor Study – Preliminary Findings and Next Steps](#)

(September 15, 2008, report providing an overview of the Pattullo Corridor Study options and findings – report reviewed by Catherine Mohoruk, Transportation Engineering Specialist)

Councillor Osterman left the meeting at 4:12 p.m. and rejoined the meeting at 4:21 p.m.

**\*\* MOVED and SECONDED and CARRIED, this Committee recommends**  
***THAT Council receive the September 15, 2008, report from the Director of Engineering for information and further, request that TransLink:***

- a) Retain Option 4 – Sapperton Bar Alignment for evaluation as part of future financial (toll revenue) analyses;*
- b) Under Option 1 & 3 N1 – consider a truck-only connection to the NFPR (west) in order to mitigate the potential for increased truck traffic along Royal Avenue;*
- c) Where possible, avoid the use of high speed highway style ramps and connections on the New Westminster side and that direct, convenient and comfortable pedestrian and cyclist connections be provided on the bridge and with intersecting city facilities;*
- d) As part of next steps, provide a response to the following issues:*
  - a. identify the impacts to New Westminster if NFPR Corridor elements; and/or the Stormont-McBride Connector are not constructed, prior to opening of the new Patullo bridge or in the longer term;*
  - b. Identify any property acquisition requirements to assist the City in regard to land development inquiries;*

- e) *Undertake appropriate consultation with residents, community groups and the business community at the preliminary design and detailed design stages with public feedback being addressed in the design;*
- f) *Ensure that full community mitigation measures are incorporated into the preliminary design proposal for public review. In particular, landscaping, CPTED measures and measures to minimize noise and visual intrusion.*

**CARRIED.**

All members of Committee present voted in favour of the motion.

Councillor Cote joined the meeting at 4:22 p.m. via conference call.

## **Parks and Recreation**

**4:00 p.m.**

**3. [Youth Facility Space Advisory Task Force Progress Update](#)**

(January 12, 2009, report providing an update on the progress of the work of the Youth Facility Space Advisory Task Force)

The Acting Chair asked that members of the Youth Facility Space Advisory Task Force who were present stand and introduce themselves.

Dean Gibson, Director, and Joanne Edey-Nicoll, Assistant Director of Parks and Recreation responded to Council questions about:

- Public process (2 design charettes followed by public input meeting)
- Reducing the foot print of the building by proposing a two storey building
- Funding opportunities will be explored (sponsorships and senior government funding)
- Will expansion of Century House also be considered
- Will the Emergency Operations Centre remain at Century house.

During discussion, Councillor Harper left the meeting at 4:35 p.m. and returned at 4:38 p.m.

Staff was requested to include the Economic Development Officer in funding opportunities discussions.

**\*\* MOVED and SECONDED and CARRIED, this Committee recommends**

***THAT Council receive the January 12, 2009, report from the Director of Parks and Recreation for information; and***

***THAT Council endorse Century House as the preferred site for the proposed youth facility for the purposes of continued planning and direct the Youth Facility Space Advisory Task Force to continue to the conceptual facility design stage followed by community engagement processes.***

**CARRIED.**

All members of Committee voted in favour of the motion.

Councillor Cote left the meeting at 4:43 p.m.

**6. 320 Arbutus Street – Proposal to Resolve Issues (continued)**

Roberta Martell rejoined the meeting. In response to a question whether the house would be sellable if there was no attic and no basement, Ms. Martell advised:

- She is trying to save the house from foreclosure (scheduled for early February)
- It will either be kept for rental purposes or sold
- If the attic is designated as storage space only, the house becomes only a one bedroom house; with potential for a basement, it could work
- Is concerned with the hatch only access; the main floor does not lend itself to this kind of development.

Mr. Frank Durante advised that, for the Section 57 Order to be removed from title, the following would have to occur: remove the stairs, convert attic from bedroom, return the house to a two bedroom house. A Council member suggested finding a solution that is less punitive.

**MOVED and SECONDED**

*THAT Roberta Martell supply legal documents confirming she represents Laurie Martell in the matter of 320 Arbutus Street.*

**CARRIED.**

All members of Committee present voted in favour of the motion.

**\*\* MOVED and SECONDED and CARRIED, this Committee recommends**

*THAT the matter of outstanding issues relating to 320 Arbutus Street be referred to staff for further input.*

**CARRIED.**

All members of Committee present voted in favour of the motion.

**Police Services:**

**4. The Purchase of 100 Chemical, Biological, Radiation and Nuclear (CBRN) Masks for Police Service Personnel (continued)**

(January 12, 2009, report requesting approval to purchase 100 Chemical Biological, Radiation and Nuclear Masks for New Westminster Police Service personnel)

Council asked for more information on the life cycle of the CBRN masks.

**MOVED and SECONDED**

*THAT the matter of the January 12, 2009, report requesting approval to purchase 100 Chemical Biological, Radiation and Nuclear Masks for New Westminster Police Service personnel, be lifted from the table.*

**CARRIED.**

All members of Committee voted in favour of the motion.

**\*\* MOVED and SECONDED and CARRIED, this Committee recommends**

*THAT Council approve up to \$37,000 for the purchase of 100 Chemical, Biological, Radiation and Nuclear (CBRN) Masks for Police Service personnel.*

**CARRIED.**

All members of Committee present voted in favour of the motion.

**7. Heritage Alteration Permit for 500 Fourth Avenue**

(January 12, 2009, report seeking direction to proceed with a Heritage Alteration Permit)

**\*\* MOVED and SECONDED and CARRIED, this Committee recommends**

*THAT Council direct staff to proceed with the issuance of a Heritage Alteration Permit for 500 Fourth Avenue as per the drawing submission package attached to the January 12, 2009 report from the Director of Development Services.*

**CARRIED.**

All members of Committee present voted in favour of the motion.

**Director of Engineering**

**8. Proposed Pesticide Use Bylaw**

(January 12, 2009, report seeking approval to undertake a public consultation process)

During discussion, members made the following comments:

- Seek Federal or Provincial funding for the project
- Plan to educate children in schools about pesticides
- Include language in the bylaw to permit use of appropriate substances during environmental disasters or danger to human health.

**MOVED and SECONDED**

*THAT the proposed Pesticide Use Bylaw be implemented March 1, 2010.*

**CARRIED.**

All members of Committee present voted in favour of the motion.

**\*\* MOVED and SECONDED and CARRIED, this Committee recommends**

*THAT Council receive the January 12, 2009 report from the Director of Engineering Services and direct staff to undertake public consultation on the proposed Pesticide Use Bylaw No. 7288, 2008.*

Before the question on the motion was moved, it was...



**MOVED and SECONDED**

*THAT the foregoing motion be amended by the addition of a second clause:*

*THAT staff include provision in the bylaw to allow use of appropriate substances in events involving human health and significant economic impact events.*

**CARRIED.**

All members of Committee present voted in favour of the motion.

The question on the main motion, as amended, was then called, and it was...

**CARRIED.**

All members of Committee present voted in favour of the motion.

**Director of Parks and Recreation**

**9. [Parks and Recreation Department 2009 Capital Funding Request](#)**

(January 12, 2009, report requesting early approval of selected Parks and Recreation Department capital projects)

The Director agreed to consult with service clubs to ascertain their interest in participating with the City on the proposed enhancements.

**\*\* MOVED and SECONDED and CARRIED, this Committee recommends**

*THAT Mayor and Council authorize early approval of the following 2009 Parks and Recreation capital projects:*

- Queen's Park Carpet Bed Renovation \$50,000
- Rose Garden Fencing, Trellis and Rose Beds Renovation \$80,000
- Rose Garden Irrigation Replacement \$60,000

**CARRIED.**

All members of Committee present voted in favour of the motion.

Councillor Cote rejoined the meeting at 5:21 p.m.

**10. [New Westminster Olympic Torch Celebration Planning](#)**

(January 12, 2009, report regarding the planning of the New Westminster Olympic Torch Celebration)

It was suggested that the Olympic Torch celebration be referred to the 150<sup>th</sup> Celebrations Task Force to organize how to bring the event about.

**\*\* MOVED and SECONDED and CARRIED, this Committee recommends**

*THAT the New Westminster Olympic Torch Celebration event be referred to the 150<sup>th</sup> Celebrations Task Force.*

**CARRIED.**

All members of Committee voted in favour of the motion.

**11. [Hyack Square Spirit Square Project - Public Art](#)**

(January 12, 2009, report regarding an update on an initiative that incorporates public art into the Hyack Square Spirit Square Project)

It was suggested that planning for this project include consideration of those using canes and walkers and the possibility of ice on walking surfaces and that the multicultural history of the City be acknowledged in public art.

**MOVED and SECONDED**

*THAT the January 2, 2009, report from the Director of Parks and Recreation regarding the Hyack Square Spirit Square Project – Public Art, be received for information.*

**CARRIED.**

All members of Committee voted in favour of the motion.

**COMMITTEE MINUTES AND RECOMMENDATIONS:**

**12. [Motion to adopt the Minutes of the Special Services and Access Committee Meeting held on December 4, 2008](#)**

**MOVED and SECONDED**

*THAT the minutes of the Special Services & Access Committee meeting held on December 4, 2008, be received and adopted.*

**CARRIED.**

All members of Committee voted in favour of the motion.

**13. [Heritage Commission Notes and Minutes:](#)**

**(a) Motion to adopt the Community Heritage Commission Minutes of September 3, 2008 and the Notes of August 13, 2008**

**MOVED and SECONDED**

*THAT the minutes of the Community Heritage Commission meeting of September 3, 2008 and the Notes of August 13, 2008, be received and adopted.*

**CARRIED.**

All members of Committee voted in favour of the motion.

- (b) **Motion to adopt the Community Heritage Commission Minutes of December 3, 2008 and the Notes of November 5, 2008**

**MOVED and SECONDED**

*THAT the minutes of the Community Heritage Commission meeting of December 3, 2008 and the Notes of November 5, 2008, be received and adopted.*

**CARRIED.**

All members of Committee voted in favour of the motion.

**REPORTS FOR RECEIPT**

Councillor Williams left the meeting at 5:39 p.m. citing a potential conflict of interest as her brother owns the house which is the subject of the report under Item 14. Mayor Wright assumed the Chair.

**Director of Development Services**

14. [Proposed Heritage Revitalization Agreement for 1010 3<sup>rd</sup> Avenue – Preliminary Report](#)

(January 12, 2009, report regarding an inquiry for a Heritage Revitalization Agreement on the property of 1010 Third Avenue)

During discussion, it was suggested that a City-wide policy is required to address the matter raised in this report.

**MOVED and SECONDED**

*THAT the January 12, 2009, report from the Director of Development Services be received for information.*

**CARRIED.**

All members of Committee voted in favour of the motion.

Councillor Williams rejoined the meeting at 5:44 p.m. and resumed the Chair.

**NEW BUSINESS**

15. **Lower Mainland Treaty Advisory Committee**

**\*\* MOVED and SECONDED and CARRIED, this Committee recommends**

*THAT Council endorse the Lower Mainland Treaty Advisory Committee Interests Paper (Regarding Common Table Negotiations).*

**CARRIED.**

All members of Committee voted in favour of the motion.

**16. Property Assessment**

- \*\* MOVED and SECONDED and CARRIED, this Committee recommends**  
*THAT staff report back to Council on the Provincial Government's recent announcement relating to property assessments and comment on impacts of the changes proposed.*

**CARRIED.**

All members of Committee voted in favour of the motion.

**ADJOURNMENT**

**ON MOTION**, the meeting adjourned at 5:53 p.m.

Certified Correct,

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**LORRIE WILLIAMS**  
**ACTING CHAIR**

\_\_\_\_\_  
**JUDI TURNER**  
**ACTING CORPORATE OFFICER**

- \*\*** Denotes recommendations referred to Regular Council meeting of January 12, 2009, for ratification.